

MILFORD PLANNING BOARD MINUTES
February 17, 2004

Present:

Steve Sareault, Chairman
Paul Amato, Vice-Chairman
Noreen O'Connell, BOS Representative
Tom Sloan
Jim Dannis
Dick D'Amato
Walker Fitch

Bill Parker, Director Planning/Community Development
Lincoln Daley, Staff Planner
Bobbi Schelberg, Recording Secretary

AGENDA ITEMS

1. **Minutes** – October 21, 2003, November 18, 2003, December 16, 2003, and January 20, 2004.
2. **Mayo Six, LLC. /Woodland Heights Apartments** – Map 43, Lot 33 – Major Site Plan for the construction of a Maintenance Building. (New Application/Public Hearing)
3. **Vizas Reality LLC/George Sklavounos** – 524 Nashua Street, Map 32, Lot 7 – Discussion of the construction of a new restaurant.
4. **Falcon Ridge/River Road Trust** – Maple Street & Whiting Hill Road – Map 3, Lots 4 & 5 – Open space subdivision consisting of 46 lots. (Tabled from 1/20/04)
5. **Hitchiner Mfg. Co./Barrett** – Elm Street – Map 7, Lot 6 – Site plan for an 18-hole golf driving range. (Tabled from 1/20/04)
6. **Hugh & Aubrey Barrett** – Elm Street – Map 7, Lots 10 & 10-2 – Site plan for an 18-hole golf course. (Tabled from 1/20/04)
7. **Steve Trombly** – North River Road/Homestead Circle – Map 5, Lot 3 – Design Review for an Open Space Subdivision consisting of 12 lots. (Tabled from 1/20/04)
8. **Jamin Warren/Wyman Farm, LLC** – Ponemah Hill Road – Map 54, Lots 1, 1-1 & Map 53, Lots 25, 26 – Design Review for Open-Space Subdivision consisting of 13 lots. (Tabled from 1/20/04)
9. **Other**

- 1.) **Minutes** – A motion was made by Jim Dannis and seconded by Tom Sloan to approve the October 21, 2003, November 18, 2003, December 16, 2003 minutes. All in favor.

- 2.) **Mayo Six, LLC. /Woodland Heights Apartments – Map 43, Lot 33 – Major Site Plan for the construction of a Maintenance Building. (New Application/Public Hearing)**

J. Dannis made a motion that the application did not represent any potential regional impact. T. Sloan seconded the motion and all in favor. J. Dannis then moved to accept the application, seconded by T. Sloan, all in favor. Lincoln Daley then read the abutters list.

Chris Rice, Engineer from TFMoran, presented for the applicant, Mayo Six, LLC. Mr. Rice described the maintenance building as being 30' x 40' with three bays, 10' wide along the front side. N. O'Connell and T. Sloan expressed concerns on the exterior lighting, in that the security lights for the new storage units are lit all hours for security reasons. It was recommended that the maintenance building have a timer or motion detector. It was also explained by C. Rice that the maintenance building would store materials and equipment currently stored in the pool house. T. Sloan asked if the site still met the 30% open space requirement and the answer was yes.

The Chairman then opened the public hearing. There were no public comments and the Chairman closed the public hearing.

Dick D'Amato then made a motion to approve the application subject to the downcast and motion sensor lighting; the color scheme noted in the file, and payment of police impact fees. J. Dannis seconded. All in favor.

- 3.) **Vizas Reality LLC/George Sklavounos – 524 Nashua Street, Map 32, Lot 7 – Discussion on the construction of a new restaurant.**

Mike Cheever, of Stenbak Design and architect for Vizas Realty, presented a proposed concept for the restaurant on the former White Horse site. He identified issues that are important for the site regarding drainage, wetlands, parking, and access. M. Cheever noted that the Planning Board had approved a restaurant site plan in 2000 that incorporated the then existing White Horse structure. Since the fire on that site, and the demolition of any remaining structure, the site is opened up. M. Cheever noted that he and his client were fully aware from discussions with the Planning Director and that the Town had concerns over traffic on Nashua Street, and he knew that the location for a potential signal was being studied on behalf of Powers

Street property owners through the Board of Selectmen. M. Cheever knew that the intersection of Nashua Street and Ponemah Hill Road was one location that may warrant a signal, however, they are proposing the new restaurant without the streetlight. According to M. Cheever, the use property will be substantially reduced if a streetlight is put up at the Ponemah intersection, and the design would warrant a large parking lot along the street frontage.

The Board asked for Bill Parker's opinion. B. Parker responded that Ponemah Hill Road and Nashua Street was a major intersection with an ever-increasing amount of traffic cutting through between Route 13 and Nashua Street. He added that when the Town conducted the town-wide traffic study in 2001, there were still not the warrants to require a signal there, or on any other Nashua Street location. B. Parker noted that the Selectmen had been requested to put a light at Powers Street by the industrial users on that road, however, the Selectmen were advised that that may not be the best location until it is determined from a traffic study. The traffic study could not be conducted until there was enough money to initiate it, based upon an estimate from Steve Pernaw last May and the collection of contributions. B. Parker summarized that the scope of the study is basically which intersection is best for a traffic signal, if any. He also noted that the standard best practices indicate that the best location for an access into the restaurant site would normally be at the signal, but that a traffic study could confirm whether or not that was true for this case.

M. Cheever then explained that this particular building is proposed for 128 seats in the dining room, sixty-two seats in the lounge, with a possible future function room. In discussion that followed, the Board indicated concerns that the wetlands not be impacted, that there be adequate snow removal or snow storage, and that storm runoff be looked at. M. Cheever wants to see if there are any other issues. N. O'Connell asked what the building was proposed to look like, and M. Cheever said that they were proposing Mediterranean-style architecture to fit with the type of food. N. O'Connell commented that that style may not be inappropriate if done well.

The Chairman asked if there were any further comments from the Board or from the audience. There were none, so the Chairman thanked the applicant for appearing with a good idea, but further action would depend on the results of the traffic study, expected to take 30-60 days.

4.) Falcon Ridge/River Road Trust – Maple Street & Whiting Hill Road – Map 3, Lots 4 & 5 – Open Space subdivision consisting of 46 lots (Tabled from 1/20/04).

Steve Moheban, developer for the project, appeared before the Board to address items in the February 17, 2004 staff memo. S. Moheban first addressed the open space design, stating that there was some reconfiguration from before, and that one lot was deleted to accommodate stormwater design and better open space layout. S. Moheban acknowledged that they were now designing for 45 lots, and that they were awaiting engineering comments from Dufresne-Henry. D. Fitzpatrick spoke to the

Board that the intent of the open space design was to provide effective areas for wildlife and public usage.

There was discussion regarding requiring further revisions to the plans based on the latest Conservation Commission comments.

S. Moheban then addressed the phasing of the road, stating that they were looking at starting at Maple Street, moving up to the intersection with Peregrine Way, with provision of a gravel road for emergency access from Whiting Hill Rd. Bonding and maintenance issues would need to be worked out. S. Sareault stated concern that the Town would need full bonding for the road and that a dead-end would not be workable.

S. Moheban then asked about the walking trail along the sewer easement, and he asked to not have to provide that. Board agreed that that was not warranted, but that maintenance easements would be necessary and would need to be defined when the homes are built.

Next item on the list was the construction of a trail along the Souhegan River. D. Fitzpatrick would like builder to help with a design trail along North River Road since there are a lot of walkers and bikers on North River Road. It would start at Pine Valley Mill to the new bridge down to the river. S. Moheban would be happy to provide assistance but doesn't see where they could put a trail. S. Moheban then asked what offsite improvements would be necessary at the intersections.

Discussion then led to whether the northernmost lots needed to be tied to sewer. It was noted that they were far enough away to not have to require that they be hooked to sewer.

The Chairman then noted that he would entertain a motion to table for one month to allow time for final engineering review. T. Sloan made a motion to table to March 16, seconded by J. Dannis, all in favor.

5.) Hitchiner Mfg. Co/Barrett – Elm St. – Map 7, Lots 10 and 10-2 – Site Plan for an 18-hole golf course. (Tabled from 1/20/04)

The Chairman noted that the applicant asked that this item be postponed to the March 16th Planning Board meeting. No motion was made, but the request was acknowledged by the Board.

6.) Hugh & Aubrey Barrett – Elm St. – Map 7, Lots 10 and 10-2 – Site Plan for an 18-hole golf course. (Tabled from 1/20/04)

The Chairman noted that the applicant asked that this item be postponed to the March 16th Planning Board meeting. No motion was made, but the request was acknowledged by the Board.

7.) Steve Trombly – North River Road/Homestead Circle – Map 5, Lot 3 – Design Review for an Open Space Subdivision consisting of 12 Lots. (Tabled from 1/20/04)

Stefan Toth, engineer for Keach Nordstrom and representing Steve Trombly, appeared before the Board to discuss the design review. There are two access points, Homestead Circle and North River Road. The lots are two-acre minimum as pointed out in the review memo. There are no waivers being requested. The cul-de-sac as shown is less than 600 feet. Didn't show well and septic because two-acre site has room for both. The engineer explained the conventional plan, with all lots having at least two acres and 200 feet of frontage.

Board members expressed concerns about length of road and needing two points of access to prove a conventional subdivision. The Board also expressed concern that there may be too much traffic feeding onto the single point of access of Homestead Circle and North River Road. There was continued discussion that incorporated the potential open space layout while addressing what constituted proving out a conventional subdivision regarding access, and wanting to avoid a "lollipop off a lollipop."

The Chairman then opened the Public Hearing on the design review. Abutter Bob Steel asked for an idea of adequate emergency access. The applicant's engineer noted that designs could incorporate gates, gravel roads, and other non-intrusive methods.

P. Amato then stated that he felt it was essential to prove a conventional subdivision with two access points, and asked the Board for a motion. Based upon a lengthy discussion, J. Dannis made a motion to table the design review to the next Board meeting, and that the open space design should preserve the field, and explore the possibility of access off North River road and potentially off Jennison Road. S. Sareault seconded the motion, and all in favor.

8.) Jamin Warren/Wyman Farm, LLC – Ponemah Hill Road – Map 54, Lots 1, 1-1 and Map 53, Lots 25, 26 – Design Review for Open-Space Subdivision consisting of 13 Lots. (Tabled from 1/20/04).

Raymond Shea from Sandford survey presented for Jamin Warren. The original plan showed a total of 14 lots and now the design is down to 13 lots. Didn't change much except for moving the cul-de-sac a little so that the lots and roadway are more buildable. R. Shae noted it was basically the same plan seen last time with some minor changes.

Considerable discussion ensued on the length of proposed roadway for the open space design, and what the best open space layout was – preserving the fields along Ponemah Hill Road or building a shorter road and concentrating open space to the back. Board members noted concerns with the amount of wetlands on the site.

The Chairman opened the public hearing, and recognized Nicole Forrence who asked questions regarding back lots and open space requirement.

B. Parker said there is no minimum frontage requirements for open space subdivisions, and there is no five-acre minimum, however open space subdivisions do allow flexible frontages and lot sizes. N. Forrence then mentioned she had concerns with possible blasting.

The Board decided before it grants any waivers they would do a site walk, and a site walk was scheduled for Saturday February 21st, 2004 at 9:30 am.

N. O'Connell made a motion to table the design review to the March 16th Planning Board meeting. Seconded by J. Dannis. All in favor.

February 17, 2004 Planning Board Minutes approved by the Milford Planning Board on May 4, 2004, upon a motion by Jim Dannis, seconded by Noreen O'Connell, and unanimously in favor.